

LET PROPERTY PACK

INVESTMENT INFORMATION

Weeland Road, Sharlston
Common, Wakefield

221766853

 www.letproperty.co.uk





Property Description

Our latest listing is in Weeland Road, Sharlston Common, Wakefield

Get instant cash flow of **£500** per calendar month with a **5.2%** Gross Yield for investors.

This property has a potential to rent for **£677** which would provide the investor a Gross Yield of **7.1%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

Don't miss out on this fantastic investment opportunity...



Weeland Road, Sharlston
Common, Wakefield

221766853



Property Key Features

2 bedrooms

1 bathroom

Spacious Rooms

Good condition

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £500

Market Rent: £677

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 115,000.00

25% Deposit **£28,750.00**

SDLT Charge **£5,750**

Legal Fees **£1,000.00**

Total Investment £35,500.00

Projected Investment Return



The monthly rent of this property is currently set at £500 per calendar month but the potential market rent is

£ 677

Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£500	£677
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£50.00	£67.70
Total Monthly Costs	£424.38	£442.08
Monthly Net Income	£75.63	£234.93
Annual Net Income	£907.50	£2,819.10
Net Return	2.56%	7.94%

Return **Stress Test** Analysis Report



If the tenant was to leave and you missed 2 months of rental income

Annual Net Income **£1,465.10**
Adjusted To

Net Return **4.13%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **£1,094.10**
Adjusted To

Net Return **3.08%**

Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £130,000.



£130,000

2 bedroom terraced house for sale

Cow Lane, Sharlston Common, Wakefield, West Yorkshire

NO LONGER ADVERTISED

SOLD STC

Marketed from 21 Dec 2023 to 7 Mar 2024 (77 days) by Manning Stainton, Wakefield



£115,000

2 bedroom terraced house for sale

Weeland Road, Sharlston Common, Wakefield, West Yorkshire

NO LONGER ADVERTISED

SOLD STC

Marketed from 19 Feb 2025 to 9 Aug 2025 (170 days) by Manning Stainton, Wakefield

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



£800 pcm

2 bedroom end of terrace house

Dalefield Avenue, Normanton

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Jun 2025 to 9 Aug 2025 (66 days) by Chris North Properties LTD, Normanton

+ Add



£775 pcm

2 bedroom terraced house

Weeland Road, Sharlston Common, Wakefield, West Yorkshire, WF4

NO LONGER ADVERTISED

LET AGREED

Marketed from 30 Jul 2025 to 27 Aug 2025 (28 days) by Reeds Rains, Wakefield

Current Tenant Profile



We've created a tenant profile report to showcase the current agreement of occupancy in place with this property.



Tenancy Agreement in place: **Yes**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order



Current term of tenancy: **moved
within the last 2 years**



Payment history: **On time for length of tenancy**

Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.



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Wakefield

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Interested in this
property investment?

Call us on
0141 478 0985

Let Property is not liable for any inaccuracies within this investment pack. All information was provided by the property seller or by a 3rd party RICS Chartered Surveyor.



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